127.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	849,800 / 849,800
					USE VALUE:	849,800 / 849,800
					ASSESSED:	849,800 / 849,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANTUONO JOHN A & MARY J
Owner 2:	
Owner 3:	
Street 1:	10 EARLES ROW
Street 2:	
Twn/City:	WILMINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01887 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,879 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2588 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4879.000	453,300		396,500	849,800
Total Card	0.112	453,300		396,500	849,800
Total Parcel	0.112	453,300		396,500	849,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.36 | /Parcel: 328.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	82109
GIS Ref	
GIS Ref	
Insp Date	11/29/17

!9865!

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	453,300	0	4,879.	396,500	849,800	849,800	Year End Roll	12/18/2019
2019	104	FV	349,000	0	4,879.	396,500	745,500	745,500	Year End Roll	1/3/2019
2018	104	FV	325,700	0	4,879.	351,100	676,800	676,800	Year End Roll	12/20/2017
2017	104	FV	304,700	0	4,879.	294,500	599,200	599,200	Year End Roll	1/3/2017
2016	104	FV	304,700	0	4,879.	294,500	599,200	599,200	Year End	1/4/2016
2015	104	FV	270,200	0	4,879.	254,900	525,100	525,100	Year End Roll	12/11/2014
2014	104	FV	270,200	0	4,879.	246,400	516,600	516,600	Year End Roll	12/16/2013
2013	104	FV	281,600	0	4,879.	234,500	516,100	516,100		12/13/2012

PRINT

Date	Time
12/11/20	00:15:56

LAST REV

Date	Time
03/07/18	10:52:28
apro	
9865	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	987-23		8/1/1984		125,000	No	No		Y

USER DEFINED

Prior Id # 1:	82109
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2004	242	Siding	10,400	C		G6	GR FY06	VINYL & GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	MEAS&NOTICE	HS	Hanne S
2/4/2009	Measured	345	PATRIOT
3/12/2005	External Ins	BR	B Rossignol
3/1/2005	Permit Visit	BR	B Rossignol
4/11/2000	Inspected	264	PATRIOT
12/6/1999	Measured	264	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4879		Sq. Ft.	Site		0	70.	1.16	8									396,458						396,500	

Total AC/HA:	0.11201	Total SF/SM:	4879	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	396,458	Spl Credit		Total:	396,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05571866
Const Adj.:	0.98990101
Adj $ / SQ:	177.660
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	656922
Depreciation:	203646
Depreciated Total:	453276

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 5 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
1	6	2	1
Totals			
2	13	5	

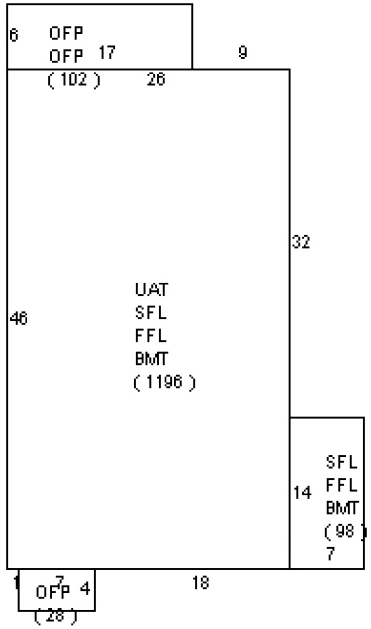
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	177.66
Special Features:	0	Val/Su Net:	102.72
Final Total:	453300	Val/Su SzAd	175.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,294	53.300	68,967
FFL	First Floor	1,294	177.660	229,892
SFL	Second Floor	1,294	177.660	229,892
UAT	Upper Attic	299	71.060	21,248
OFP	Open Porch	232	23.370	5,423

Net Sketched Area: 4,413 | Total: 555,422

Size Ad 2588 | Gross Are 5310 | FinArea 2588

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc